

# PLANNING & DEVELOPMENT SERVICES

# NEWSLETTER

## OCTOBER 2010



*Building a Better Community with You*

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## BICYCLE, PEDESTRIAN, AND GREENWAYS ADVISORY BOARD

The Bicycle, Pedestrian, and Greenways Advisory Board began meeting on a monthly basis in October 2010 after being appointed by City Council in September 2010. The Board will advise City Council and the Planning and Zoning Commission on all matters concerning bicycling, walking, and greenways. They will also help to implement the Bicycle, Pedestrian, and Greenways Master Plan based on goals identified in the plan which include: improving connectivity and accessibility; increasing safety; increasing bicycling and walking outdoors; and encouraging environmental stewardship.

Although the Board is still discussing what they would like to accomplish over the next year, their Plan of Work includes playing a role in the Eastgate Neighborhood Plan; setting priorities for bike lanes, bike routes, sidewalks, and multi-use paths; and developing programs to encourage and educate citizens on the importance of bicycling, walking, and greenways. Part of this effort includes promoting May as National Bike Month and participating in Earth Day.

If you would like more information about the Advisory Board or to view the Bicycle, Pedestrian, and Greenways Master Plan, please visit our website at [www.cstx.gov/hikeandbike](http://www.cstx.gov/hikeandbike). If you have questions about the board, plan, or bicycle, pedestrian, and greenway projects, or planning in general, feel free to contact Venessa Garza, Greenways Program Manager at 979.764.3674 or by email [vgarza@cstx.gov](mailto:vgarza@cstx.gov).



CITY OF COLLEGE STATION  
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## TRACKING THE NUMBERS

### New Single-Family Homes:

|            |            |
|------------|------------|
| YTD - 1 yr | YTD - 2 yr |
| ↓ 11%      | ↓ 14%      |

Year-to-date, single-family home permits decreased in quantity when compared to last year at this time, October 2009, and decreased when compared with two years ago, October 2008.

### New Commercial:

|            |            |
|------------|------------|
| YTD - 1 yr | YTD - 2 yr |
| ↑ 48%      | ↓ 27%      |

Year-to-date, new commercial permits experienced an increase in quantity when compared to last year at this time, October 2009, and a decrease compared with two years ago, October 2008.

### Total Permits:

|            |            |
|------------|------------|
| YTD - 1 yr | YTD - 2 yr |
| ↑ 15%      | ↓ 17%      |

Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, October 2009, and experienced a decrease when compared with two years ago, October 2008.

# ACCESS MANAGEMENT

According to the Transportation Research Board, “Access Management” is a term used by transportation professionals for coordination between roadway design and land use to improve transportation. It is defined as “the process that provides access to land development while simultaneously preserving the flow of traffic on the surrounding road system in terms of safety, capacity, and speed.” Safety, in terms of regulating (i.e. raised medians) the most dangerous movement a motorist can make, left turns. Capacity, in terms of less conflicting movements providing a smoother travel experience enabling more volumes on a roadway. Speed, in terms of less conflicting movements associated with the roadway the fewer impediments to free flow speed.

Access Management involves changing land use planning and roadway design practices to limit the number of driveways and intersections on thoroughfares, arterials and highways, constructing medians to control turning movements, encouraging clustered development, creating more pedestrian-oriented streetscapes, improved connectivity, and road space reallocation to encourage efficiency. Although Access Management is primarily intended to improve motor vehicle traffic flow, it can support “Traffic Demand Management” by integrating transportation and land use planning, and by improving transportation options. It can help convert automobile-oriented strip development into more accessible land use patterns that are better suited to walking, cycling and public transit.

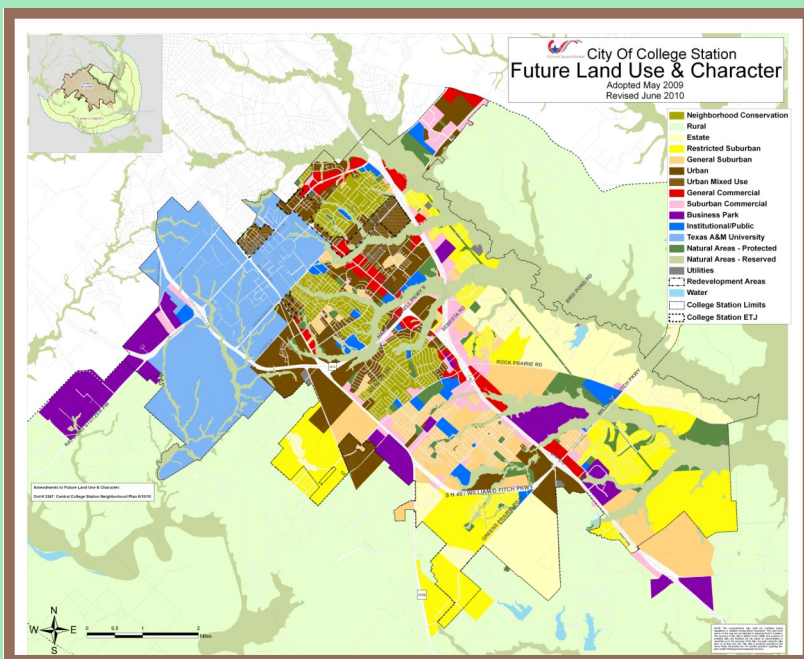
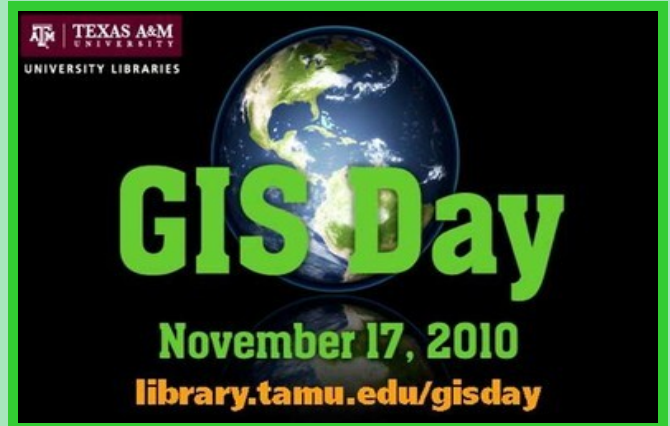
According to an accumulation of studies by transportation professionals, below are ten common access management strategies:

1. Lay the foundation for access management in your local comprehensive plan and/or the local subdivision regulations and or the local design guidelines.
2. Limit the number of driveways per lot (generally, one per parcel).
3. Locate driveways away from intersections.
4. Connect parking lots and consolidate driveways (so vehicles can travel between parcels without reentering a thoroughfare).
5. Provide residential access through neighborhood streets (residential driveways should generally not connect directly to thoroughfares).
6. Increase minimum lot frontage on major streets (minimum lot sizes on major arterials should be larger than on minor streets).
7. Promote a connected street system (avoid street networks that force all local traffic onto arterials).
8. Encourage cross access to outparcels (i.e., locations in shopping centers located on arterial streets).
9. Regulate the location, spacing and design of driveways.
10. Coordinate with the Department of Transportation.

## GIS DAY - THE UNSUNG HOLIDAY

As the Holidays approach we stop to reflect on the meaning behind them and why they are important to us. That's right, for those of you who are unaware, GIS day (November 17) is once again upon us. This "holiday" is an international event that highlights the importance of Geographic Information Systems or GIS, and the disciplines and people who utilize them and benefit from them. Disciplines like city government and people like you and I.

The City of College Station uses GIS in nearly every one of its departments from Capital Projects to Fire and Police, and most things in between including a very GIS-driven Planning and Development Services Department (P&DS). GIS, in P&DS, is used for a variety of different things not the least of which is to plan for the future. GIS helps Planners view and manipulate a working model of the City before a brick is ever laid or a tripod is ever steadied, without it, planners would not be able to see the rewards and or the potential risks of putting Development A next to Development B, or building Road C to get from A to B. Along with helping us plan for the future, we have GIS data that helps us learn from our past. Our historical data ranges from, but is not limited to, Zoning and Parcel history and even Aerial Imagery flown in the 1940's! Our historical data helps us observe growth trends, diagnose past problems so they are not repeated, and give an idea of how far we have come as a city and community. Bringing together this whole "A Christmas Carol" theme, we come to what GIS and GIS data do for our present. As soon as a new development is proposed for the City it is tracked in GIS in the aptly enough named "New Development Layer". This "Layer" or dataset is updated weekly and lets those who view it know not only the name and location of the New Development, but also what kind of development the project is (commercial, single family, multi-family, etc.) as well as what part of the planning process each development is in (Preliminary Plat, Final Plat, etc.). New Development is just one of 20 or so datasets that are maintained by Planning and Development Services not to mention the 100 or so others used by P&DS and maintained by other departments.



So if you don't want to be visited by the Ghosts' of GIS Day Past, Present, and Future be sure to celebrate GIS Day with us on the Texas A&M University Campus where all your favorite geographers will be. At 3:00pm in Evans Library, Planning and Development Services' own Lindsay Kramer will be giving a more in depth talk on the types of data maintained and how that data is used. For more information on GIS Day on the Texas A&M Campus visit <http://library.tamu.edu/about/collections/map-gis-collections-services/gis-data-online-interactive-maps/gis-day-2010>. See you there and remember Geography is not just about where you are, but where you want to be.

## SUBDIVISION REGULATIONS UPDATE UNDERWAY

The subdivision regulations are important to our community as they are the means by which essential public infrastructure and services can be provided to each resident, business, and visitor. As new developments are built, land is divided into orderly lots, streets and sidewalks are constructed, water, sewer, and electric lines are installed, land for parks is dedicated and other public infrastructure is provided. When constructed, these facilities are dedicated to the public and are added to the infrastructure networks that are the backbone on which public services are provided. For example, think of the water lines that provide water to properties for domestic use and fire protection and streets that provide routes for emergency response, solid waste pickup, and vehicular and pedestrian circulation and access to the general public.

College Station has grown significantly since the subdivision regulations were originally adopted in 1970 when the City's population was about 18,000 residents. Since the adoption of the Unified Development Ordinance (UDO) in 2003, there have been a number of efforts to update the subdivision regulations and incorporate them into the UDO. Over the years, several public meetings, forums, even blogs have been performed to seek input to draft the revisions. The most recent effort divided the task into multiple phases with phase 1 being adopted in December 2008. Phase 1 incorporated the existing subdivision regulations into the UDO, while removing internal inconsistencies and making some process changes, but substantive revisions to the standards themselves were not made.

Phase 2 seeks to modernize the subdivision regulations to standards that are contemporary to current development practices and necessary to help implement the City's Comprehensive Plan adopted in 2009. The Comprehensive Plan has provided the framework for adjusting development patterns and infrastructure plans necessary to serve a population that is approaching 100,000 and expected to continue well beyond. The subdivision regulations implement the Comprehensive Plan and associated master plans by requiring the public infrastructure necessary for the City to serve the anticipated growth and development patterns.

Proposed revisions can be generalized into either a clarification of a standard or a change to a standard to meet the expected public infrastructure demand. A number of sections in the subdivision regulations still contain the language from when they were adopted in 1970 and are ambiguous enough to be problematic to administer over time. For example, the street projection standard requires the "proper" projection of streets to adjacent unplatted properties. This section can be updated with more specific language to administer more consistently while also providing greater certainty to developers. Other types of clarification include the addition of processes that are stated in State law but are not yet reflected in the UDO. For example, a process is being created for the appeal of the proportionality of a development exaction and another for processing requests regarding plat applicability.

Changes to a standard can be considered the lessening of a standard, the heightening of one to meet expected demands, or the combination of both. For example, preliminary plat expirations would be extended and acceptable minor changes to an approved preliminary plat could be defined so approval of a new preliminary plat application is not necessary. Another example is basing block lengths on the land use designation in the Comprehensive Plan so that urban areas with higher densities have shorter block lengths than suburban or rural area with lower density. As part of block length, staff is also exploring if a private drive that is constructed to certain standards in non-residential and multi-family developments can meet block length requirements.

Staff is anticipating draft revisions being available near the end of November with the consideration of proposed changes proceeding to public hearings with the Planning & Zoning Commission and City Council in December. If you have questions or would like to provide additional input for the phase two effort, please contact Jason Schubert, Senior Planner, at 979.764.3570 or [jschubert@cstx.gov](mailto:jschubert@cstx.gov).



## STAFF MEMBER PROFILE: DONNIE WILLIS

Donnie Willis is our Environmental Engineering Technician and he began his career with the City of College Station in February 2005. Donnie is originally from DeRidder, Louisiana, but came to Texas when he started serving in the military at Fort Hood in Temple, Texas. Donnie possesses three college degrees, including Associates in both Professional Aeronautics and Occupational Safety & Health, as well as a Bachelor's in Aeronautical Sciences. Donnie is one of twelve children, which included six boys and six girls.

During his five years with the City, Donnie has been instrumental in getting the City of College Station qualified in FEMA's Community Rating System (CRS) for floodplain management. This program awards communities that go above and beyond in protecting their community against flood losses. Throughout the year Donnie ensures that the City accomplishes all of the program's requirements, as well as documents and reports those activities to FEMA to maintain our status and remain in the program. The CRS program allows our citizens the benefit of purchasing flood insurance at a reduced rate. Some of Donnie's other City responsibilities include overseeing oil and gas operations, ROW construction activities, storm water management, drainage inquiries, as well as residential driveway modifications.

Prior to his employment with the City, Donnie spent 25 years in the United States Army as an attack helicopter pilot. He piloted helicopters such as the Cobra and the Apache (considered a flying tank). In addition to flying helicopters, Donnie was a Senior Training Officer instructing other pilots to fly attack helicopters. During his military career, Donnie was adorned with numerous prestigious awards such as the Master Aviator, Top Apache Pilot, Tribal Order of the Athapskan "Chief", as well as the Army's Top Gun, just to name a few. Donnie's expertise in handling attack helicopters is evident from his incredible ability to put a missile through a three-foot diameter space from over five miles away!

After retiring from the military, Donnie went into environmental compliance consulting, utilizing his knowledge and experience in safety and health, hazardous waste, and storm water pollution prevention, to train numerous employees, as well as to write storm water pollution prevention plans for multiple firms. As a dedicated employee of the City of College Station, Donnie enjoys working in the many different areas of his job. As part of his role in environmental engineering, Donnie's ultimate goal before retiring from the City, a few years down the road, would be to see the City establish an environmental department.



# NEW DRAFT STORMWATER STUDY

Currently in progress is a two part study related to stormwater management. The City is now under contract with Watearth, Inc. to provide a Council-initiated Regional Stormwater Siting and Feasibility Study, and an accompanying Watershed Timing Assessment.

The Regional Stormwater Study's intent is to identify regional stormwater opportunities for the City of College Station related to development mitigation with additional consideration given to the incorporation of water quality and multi-use path features. This effort will provide a preliminary ranking of possible sites for several of these factors including items such as flood control efficiency, wetlands siting, surrounding uses compatibility, etc. In general, regional facilities can provide added efficiency minimizing acreage and maintenance needs that are often already required on individual sites, while also opening opportunities for other related amenities.

The secondary purpose includes a Watershed Timing Assessment which will provide simplified engineering guidance for further refining locations in the watershed where detention is required or not. The goal of this deliverable is increased efficiency in detention and flood control, while at the same time providing development savings due to more straightforward and predictable methodologies.

A draft of the Watershed Timing Assessment and design methodologies have been prepared and are currently under review. A Site Ranking Table of possible targeted regional stormwater sites is also being evaluated. If you are interested in reviewing and commenting on either of these documents, please contact Carol Cotter by email at [ccotter@cstx.gov](mailto:ccotter@cstx.gov) or by phone at 979.764.3570.



## NEIGHBORHOOD LEADERSHIP ACADEMY

Since 1999, Neighborhood Services has offered the monthly Seminar Suppers as a way to educate, inform and encourage neighborhood leaders in their positions in their associations. In studying Neighborhood Services models in cities similar in size and demographics to College Station, it was noticed that many of them offer more in-depth workshops and training to better prepare and educate their neighborhood leaders to become civic leaders as well. With that information and assessment of where Neighborhood Services could offer more to the associations it partners with, came the idea to launch a Neighborhood Leadership Academy (NLA) for our neighborhood leaders.

The purpose of the NLA is to offer opportunities to inform, strengthen, educate, and empower neighborhood leaders and their associations. The NLA will provide technical assistance to associations and their leaders to build up and strengthen their organizational capacity.

College Station's most important asset is its people. The combination of resident participation and active neighborhoods, contributes to the improvement of quality of life in our city. As we continue to meet the challenges of a growing community, residents and neighborhoods will play an important role in preserving what is best about our city. As a result, the quality of neighborhood leadership becomes even more important.

The NLA has been developed to ensure that College Station has a strong base of knowledgeable people prepared to serve their neighborhoods. It will be a training program to better equip and educate neighborhood leaders on their roles, effective operations, setting goals, developing a strategic plan, dealing with complex issues and organizing their neighborhood. The program will also feature two tracts: one for HOAs and another for neighborhood associations, as each are very different and often face a different set of issues and how they can be resolved. Both tracts will have workshops targeted towards their needs and the specialized classes will go on throughout the year and will be open for all leaders to participate.

Some of the goals of the Neighborhood Leadership Academy are:

1. To increase participants' capacity to improve their quality of life in their neighborhoods and city through group-oriented problem solving.
2. To link participants with community resources, local institutions, government, and social service agencies so that successful, creative solutions can be found.
3. To provide technical assistance and support to neighborhood leaders as they operate their associations.
4. To enhance the overall effectiveness of associations to operate at their highest level possible.
5. To strengthen the organizational capacity of HOAs and neighborhood associations.

NLA classes are scheduled to begin in February 2011. A schedule listing the NLA classes and workshop will be available in January 2011. Also, in 2011, the Seminar Suppers will continue to be held, however, there will only be six of them held for the entire year instead of eight or ten, as in previous years.

For more information on the Neighborhood Leadership Academy or Neighborhood Services operations, contact Barbara Moore, Neighborhood Services Coordinator at [bmoore@cstx.gov](mailto:bmoore@cstx.gov) or at 979.764.6262.





## BUILDING PERMIT TOTALS:

| Month of October 2010               |           |           |               |               |                    | Month of October 2009 |           |                    |
|-------------------------------------|-----------|-----------|---------------|---------------|--------------------|-----------------------|-----------|--------------------|
| Type of Permit                      | Permit    | Unit      | Total Sq. Ft. | Heat Sq. Ft.  | Amount             | Permit                | Unit      | Amount             |
| Single Family Home                  | 12        | 12        | 28,448        | 21,321        | \$1,417,020        | 28                    | 28        | \$3,802,088        |
| Duplex                              | 0         | 0         | 0             | 0             | \$0                | 0                     | 0         | \$0                |
| Tri-plex/Four-plex                  | 0         | 0         | 0             | 0             | \$0                | 0                     | 0         | \$0                |
| Apartment                           | 1         | 12        | 15,254        | 15,254        | \$1,164,888        | 0                     | N/A       | \$0                |
| Residential Addition                | 3         | N/A       | 2,482         | 1,545         | \$75,800           | 6                     | N/A       | \$158,681          |
| Residential Remodel                 | 10        | N/A       | 0             | 0             | \$119,466          | 6                     | N/A       | \$163,674          |
| Residential Garage/Carport Addition | 0         | N/A       | N/A           | N/A           | \$0                | 0                     | N/A       | \$0                |
| Residential Demolition              | 2         | N/A       | N/A           | N/A           | \$10,200           | 1                     | N/A       | \$500              |
| Residential Slab Only-SF            | 1         | N/A       | N/A           | N/A           | \$3,000            | 0                     | N/A       | \$0                |
| Residential Slab Only-DP            | 0         | N/A       | N/A           | N/A           | \$0                | 0                     | N/A       | \$0                |
| Residential Slab Only-3&4           | 0         | N/A       | N/A           | N/A           | \$0                | 0                     | N/A       | \$0                |
| Residential Slab Only-Apt.          | 0         | N/A       | N/A           | N/A           | \$0                | 0                     | N/A       | \$0                |
| Hotel / Motel / Inn                 | 0         | N/A       | N/A           | N/A           | \$0                | 0                     | N/A       | \$0                |
| New Commercial                      | 8         | N/A       | 5,305         | 5,305         | \$1,774,400        | 4                     | N/A       | \$4,533,112        |
| Commercial Remodel                  | 4         | N/A       | N/A           | N/A           | \$953,000          | 10                    | N/A       | \$135,825          |
| Commercial Addition/Retaining Wall  | 1         | N/A       | N/A           | N/A           | \$36,303           | 2                     | N/A       | \$20,500           |
| Commercial Demolition               | 0         | N/A       | N/A           | N/A           | \$0                | 0                     | N/A       | \$0                |
| Commercial Slab Only                | 0         | N/A       | N/A           | N/A           | \$0                | 0                     | N/A       | \$0                |
| Swimming Pool                       | 1         | N/A       | N/A           | N/A           | \$58,000           | 0                     | N/A       | \$0                |
| Sign                                | 8         | N/A       | N/A           | N/A           | N/A                | 6                     | N/A       | N/A                |
| Moving & Location                   | 0         | N/A       | N/A           | N/A           | \$0                | 0                     | N/A       | \$0                |
| Storage / Accessory                 | 1         | N/A       | N/A           | N/A           | \$5,000            | 4                     | N/A       | \$18,300           |
| Roofing                             | 4         | N/A       | N/A           | N/A           | \$15,150           | 14                    | N/A       | \$138,591          |
| <b>TOTALS</b>                       | <b>56</b> | <b>24</b> | <b>51,489</b> | <b>43,425</b> | <b>\$5,632,227</b> | <b>81</b>             | <b>28</b> | <b>\$8,971,271</b> |

| January 1, 2010 - October 31, 2010  |            |            |                  |                  |                      | January 1, 2009 - October 31 2009 |            |                      |
|-------------------------------------|------------|------------|------------------|------------------|----------------------|-----------------------------------|------------|----------------------|
| Type of Permit                      | Permit     | Unit       | Total Sq. Ft.    | Heat Sq. Ft.     | Amount               | Permit                            | Unit       | Amount               |
| Single Family Home                  | 398        | 398        | 973,867          | 760,518          | \$54,869,931         | 444                               | 444        | \$62,115,440         |
| Duplex                              | 1          | 2          | 2,300            | 2,080            | \$137,280            | 0                                 | 0          | \$0                  |
| Tri-plex/Four-plex                  | 0          | 0          | 0                | 0                | \$0                  | 0                                 | 0          | \$0                  |
| Apartment                           | 10         | 105        | 10,944           | 10,608           | \$8,659,444          | 1                                 | 21         | \$1,800,000          |
| Residential Addition                | 53         | N/A        | 18,562           | 12,922           | \$1,557,484          | 58                                | N/A        | \$2,149,864          |
| Residential Remodel                 | 97         | N/A        | 16,255           | 13,563           | \$1,884,781          | 68                                | N/A        | \$1,349,721          |
| Residential Garage/Carport Addition | 4          | N/A        | N/A              | N/A              | \$59,500             | 6                                 | N/A        | \$77,710             |
| Residential Demolition              | 12         | N/A        | N/A              | N/A              | \$45,200             | 19                                | N/A        | \$45,350             |
| Residential Slab Only-SF            | 19         | N/A        | N/A              | N/A              | \$1,575,148          | 3                                 | N/A        | \$18,700             |
| Residential Slab Only-DP            | 0          | N/A        | N/A              | N/A              | \$0                  | 0                                 | N/A        | \$0                  |
| Residential Slab Only-3&4           | 0          | N/A        | N/A              | N/A              | \$0                  | 0                                 | N/A        | \$0                  |
| Residential Slab Only-Apt.          | 8          | N/A        | N/A              | N/A              | \$768,732            | 0                                 | N/A        | \$0                  |
| Hotel / Motel / Inn                 | 1          | N/A        | N/A              | N/A              | \$100,000            | 2                                 | N/A        | \$6,000,000          |
| New Commercial                      | 54         | N/A        | 274,641          | 270,140          | \$149,352,810        | 35                                | N/A        | \$20,738,848         |
| Commercial Remodel                  | 48         | N/A        | N/A              | N/A              | \$6,270,409          | 84                                | N/A        | \$20,946,409         |
| Commercial Addition/Retaining Wall  | 19         | N/A        | N/A              | N/A              | \$1,959,741          | 13                                | N/A        | \$5,160,715          |
| Commercial Demolition               | 9          | N/A        | N/A              | N/A              | \$181,700            | 8                                 | N/A        | \$229,636            |
| Commercial Slab Only                | 3          | N/A        | N/A              | N/A              | \$199,900            | 2                                 | N/A        | \$531,901            |
| Swimming Pool                       | 44         | N/A        | N/A              | N/A              | \$1,670,574          | 43                                | N/A        | \$1,743,132          |
| Sign                                | 101        | N/A        | N/A              | N/A              | N/A                  | 89                                | N/A        | N/A                  |
| Moving & Location                   | 0          | N/A        | N/A              | N/A              | \$0                  | 0                                 | N/A        | \$0                  |
| Storage / Accessory                 | 28         | N/A        | N/A              | N/A              | \$93,400             | 29                                | N/A        | \$261,688            |
| Roofing                             | 86         | N/A        | N/A              | N/A              | \$489,057            | 68                                | N/A        | \$368,083            |
| <b>TOTALS</b>                       | <b>995</b> | <b>505</b> | <b>1,296,569</b> | <b>1,069,831</b> | <b>\$229,875,091</b> | <b>972</b>                        | <b>465</b> | <b>\$123,537,197</b> |



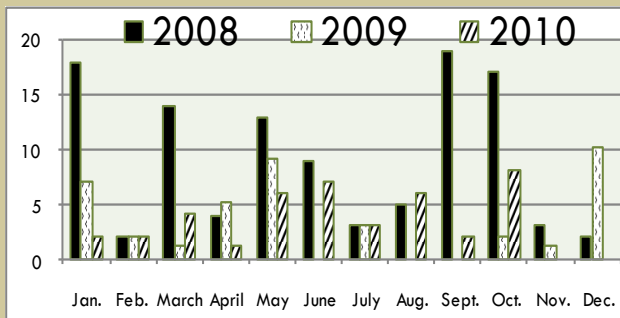


**POPULATION:** The October 2010 population estimate is 94,409

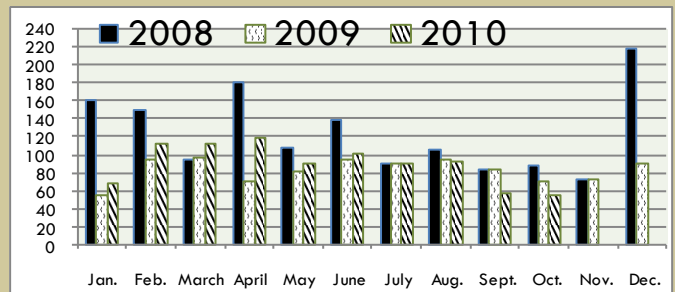
**PERMITS BY TYPE**  
YEAR TO DATE

| Type of Permit     | Permit | Unit | Amount        |
|--------------------|--------|------|---------------|
| Single-Family Home | 398    | 398  | \$54,869,931  |
| Duplex             | 1      | 2    | \$137,280     |
| Tri-Plex/Four-plex | 0      | 0    | \$0           |
| Apartment          | 10     | 105  | \$8,659,444   |
| New Commercial     | 54     | N/A  | \$149,352,810 |
| Commercial Remodel | 48     | N/A  | \$6,270,409   |

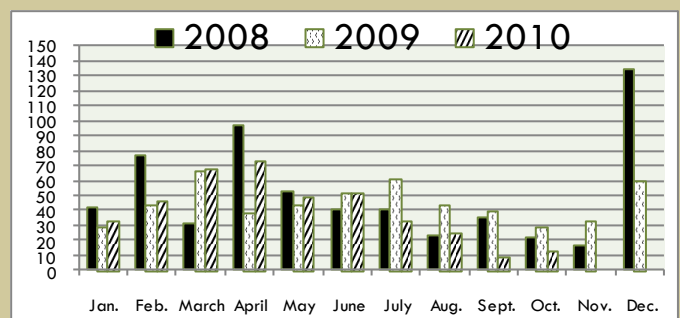
**NEW COMMERCIAL PERMITS**  
3 YEAR—COMPARISON BY MONTH



**TOTAL PERMITS**  
3 YEAR—COMPARISON BY MONTH



**NEW SINGLE FAMILY PERMITS**  
3 YEAR—COMPARISON BY MONTH





## BUILDING INSPECTIONS:

| MONTH        | BUILDING    | PLUMBING    | ELECTRIC    | MECHANICAL  | LAWN       | SIGN      | POOL       | TOTAL        |
|--------------|-------------|-------------|-------------|-------------|------------|-----------|------------|--------------|
| JANUARY      | 277         | 233         | 192         | 112         | 18         | 13        | 6          | 851          |
| FEBRUARY     | 291         | 214         | 194         | 131         | 3          | 10        | 12         | 855          |
| MARCH        | 365         | 290         | 289         | 150         | 5          | 12        | 13         | 1124         |
| APRIL        | 364         | 294         | 201         | 185         | 22         | 9         | 19         | 1094         |
| MAY          | 384         | 316         | 235         | 216         | 56         | 3         | 14         | 1224         |
| JUNE         | 440         | 333         | 236         | 254         | 6          | 11        | 10         | 1290         |
| JULY         | 414         | 329         | 261         | 208         | 52         | 6         | 15         | 1285         |
| AUGUST       | 369         | 283         | 212         | 250         | 53         | 12        | 7          | 1186         |
| SEPTEMBER    | 237         | 170         | 152         | 144         | 17         | 12        | 6          | 738          |
| OCTOBER      | 200         | 163         | 112         | 118         | 4          | 11        | 2          | 611          |
| <b>TOTAL</b> | <b>3341</b> | <b>2625</b> | <b>2084</b> | <b>1768</b> | <b>236</b> | <b>99</b> | <b>104</b> | <b>10257</b> |

## CODE ENFORCEMENT ACTIVITIES SUMMARY:

| MONTH        | HEALTH & SANITATION | PROPERTY MAINTENANCE | PUBLIC NUISANCE | FIRE PROTECTION | TRAFFIC CODE | SANITATION | UDO/ ZONING | RENTAL REGISTRATION | MISCELLANEOUS | TOTAL        |
|--------------|---------------------|----------------------|-----------------|-----------------|--------------|------------|-------------|---------------------|---------------|--------------|
| JANUARY      | 129                 | 40                   | 38              | 19              | 20           | 172        | 90          | 575                 | 362           | 1445         |
| FEBRUARY     | 130                 | 73                   | 77              | 17              | 48           | 156        | 87          | 66                  | 430           | 1084         |
| MARCH        | 463                 | 43                   | 111             | 55              | 31           | 88         | 108         | 16                  | 725           | 1640         |
| APRIL        | 654                 | 31                   | 64              | 50              | 22           | 89         | 135         | 7                   | 389           | 1441         |
| MAY          | 475                 | 37                   | 56              | 75              | 40           | 118        | 241         | 3                   | 255           | 1300         |
| JUNE         | 637                 | 21                   | 47              | 12              | 18           | 115        | 121         | 6                   | 428           | 1405         |
| JULY         | 462                 | 14                   | 54              | 12              | 28           | 59         | 159         | 31                  | 442           | 1261         |
| AUGUST       | 142                 | 4                    | 35              | 1               | 8            | 10         | 111         | 802                 | 141           | 1254         |
| SEPTEMBER    | 426                 | 7                    | 48              | 5               | 20           | 50         | 134         | 192                 | 245           | 1127         |
| OCTOBER      | 151                 | 6                    | 19              | 3               | 32           | 72         | 109         | 99                  | 90            | 581          |
| <b>TOTAL</b> | <b>3669</b>         | <b>276</b>           | <b>549</b>      | <b>249</b>      | <b>267</b>   | <b>929</b> | <b>1295</b> | <b>1797</b>         | <b>3507</b>   | <b>12538</b> |

## REZONING SCOOP:

| Project Number | Location of Land           | Acres  | Request                | P&Z Date | Status   | Council Date | Status   |
|----------------|----------------------------|--------|------------------------|----------|----------|--------------|----------|
| 10-500190      | 2270 Greens Prairie Road   | 1.04   | AO to C1               | 21-Oct   | Approved | 11-Nov       | Approved |
| 10-500199      | 1502 Texas Avenue South    | 3.957  | P-MUD & AO to PDD      | 21-Oct   | Approved | 11-Nov       | Approved |
| 10-500189      | 4005 State Highway 6 South | 97.932 | C1, M1, AO & R4 to PDD | 21-Oct   | Approved | 22-Nov       |          |





## PLANNER ON CALL FREQUENTLY ASKED QUESTION

The Planner on Call system helps over 1,800 people a year that call, email, or come into the P&DS office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979.764.3570 or [POC@cstx.gov](mailto:POC@cstx.gov).

Q: I'm thinking of redeveloping a lot in the Northgate area. What City Ordinances should I be aware of?

A: Developing in Northgate is somewhat different than anywhere else in the City. It has its own zoning districts, plan, and ordinances. As with any other development, it is important to first see if the proposed use is in compliance with the zoning district. The districts include NG-1 Core Northgate, NG-2 Transitional Northgate, and NG-3 Residential Northgate. Though each district has a distinctive purpose, all allow some sort of mixed use development. If your project is appropriate for the district, you can then look at the platting options. Since most of the area has been previously platted and building across lot lines is acceptable when they are commonly owned, it is rare that platting is required. However, many developers choose to proceed through this process so that the project is considered cleaner. (con't on next page.)





## PLANNER ON CALL FREQUENTLY ASKED QUESTION

Once the zoning and platting has been reviewed, you can then refer to Section 5.6 and 5.7 of the Unified Development Ordinance (UDO). Though there are other ordinances applicable to Northgate that can be found in various parts of the UDO, these two sections will provide you with the bulk of information you'll need to reference when beginning your development. It is important to realize, as previously stated, that development in Northgate does differ from other places in the City. For example, a minimum of two stories is required for new development and major redevelopment.



Also, there is a minimum floor to area ratio that requires you to have as much building square footage as there is land within the developing lot. Though some regulations are greater than those applicable elsewhere, certain regulations are actually less. For instance, no parking is required for commercial developments and multi-family projects have a reduced parking ratio.

Northgate, being our main entertainment district and live/work/play environment, is a very special place to the College Station community as well as the Aggie family. It is for this reason that the area has been planned to become a dense, pedestrian-friendly environment. As you can see, it's on its way!

